



**PAULDING COUNTY BOARD OF COMMISSIONERS  
BOARD MEETING MINUTES  
February 23, 2021**

Watson Government Complex  
Second Floor – Board of Commissioners Meeting Room

**CALL TO ORDER:** David L. Carmichael, Chairman

**INVOCATION  
& PLEDGE:** Commissioner Chuck Hart, Post III

**PRESENT:** David L. Carmichael, Chairman; Keith Dunn, Post I; Sandy Kaecher, Post II; Chuck Hart, Post III; Brian Stover, Post IV; Tom Cable, County Attorney; Frank Baker, County Administrator; Steven Grimsley, Deputy County Clerk

**MINUTES:**

1. *Sandy Kaecher made a motion to adopt the February 9, 2021, Work Session and Board Meeting Minutes were available for review, seconded by Brian Stover.* Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

**ANNOUNCEMENTS:** None

**INVITED GUESTS:** None

**BID AWARDS:** None

**REPORTS FROM COMMITTEES & DEPARTMENTS:** None

**PUBLIC PARTICIPATION ON AGENDA ITEMS:**  
Ethan Underwood with Forestar (USA) Real Estate Group, Inc. withdrew his option to speak.

**CONSENT AGENDA:** Chuck Hart made a motion to approve the following consent agenda items:

2. *Accept the streets listed for perpetual maintenance by the County:*  
*Country Creek (Post 2)*  
*Pleasant Forest Drive*  
*Pleasant Forest Trail*  
*Pleasant Forest Court*

3. *Approve a property tax refund request on Tax Parcel R010078 from Kyle Westhaven for tax years 2018 – 2020 in the total amount of \$1,063.78 due to a correction in acreage size.*

Seconded by Brian Stover. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

**OLD BUSINESS:** None

**NEW BUSINESS:**

4. *Enter into a Mowing and Maintenance Agreement with the Georgia Department of Transportation for the McPherson Church Road Trailhead / Parking Lot Project:*  
Brian Stover made a motion to authorize the Chairman to enter into a Mowing and Maintenance Agreement with the Georgia Department of Transportation for the McPherson Church Road Trailhead / Parking Lot Project, seconded by Keith Dunn. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover. (On file in the Transportation Department)

5. *Supplemental Agreement in the amount of \$32,476.00 for Atkins North America, Inc., for Construction Engineering and Inspection services for an additional 353 hours, for the Ridge Road / Cohran Store Road / Bob Hutton Road roundabout project:*  
Chuck Hart made a motion to approve a Supplemental Agreement in the amount of \$32,476.00 for Atkins North America, Inc., for Construction Engineering and Inspection Services for an



additional 353 hours, for the Ridge Road / Cohran Store Road / Bob Hutton Road Roundabout Project, seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover. (On file in the Transportation Department)

**6. *Implementation of the Job Classification and Compensation Plan provided by Condrey & Associates, Inc.:***

Sandy Kaecher made a motion to approve the implementation of the Job Classification and Compensation plan provided by Condrey & Associates, Inc., seconded by Chairman Carmichael. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover. (On file in the Human Resources Department)

**7. *Resolution 21-04, authorizing the transfer of the Old Paulding County Courthouse to The City of Dallas for governmental purposes:***

Sandy Kaecher made a motion to adopt Resolution 21-04, authorizing the transfer of the Old Paulding County Courthouse to The City of Dallas for governmental purposes, seconded by Brian Stover. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover. (See Attachment "A")

**Brian Stover** stated that he was proud to see the City of Dallas take over the Old County Courthouse and bring it back to life.

**Chairman Carmichael** stated the building has a lot of personality and history.

**Sandy Kaecher** stated that someone asked why the building would come back to the County. She said that if the building sold, it would be taken down for something new.

**Chairman Carmichael** stated that would help preserve the building. It is registered as a historical landmark.

**ITEMS FROM THE 2:00 PM PLANNING COMMISSION MEETING**

**2020-26-Z:** Brian Stover made a motion to approve with eight (8) stipulations the application by **FORESTAR (USA) REAL ESTATE GROUP, INC. C/O MILES HANSFORD & TALLANT, LLC – J. ETHAN UNDERWOOD**, requesting to rezone 50.16 acres of B-1 (General Business District) to R-55 (Active Adult Residential District) to develop 130 single-family detached dwellings designated to serve the housing needs of senior residents 55yrs of age or older. Property is located in Land Lots 530, 531, 532, 549 & 550; District 3; Section 3; at Seven Hills Blvd, west of Cedarcrest Road. POST 4. Seconded by Keith Dunn. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

**RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (4-1-1).**

1. Owner/Developer acknowledges this development is within the mandatory Pumpkinvine Sewer Service Basin.
2. Owner/Developer acknowledges sewer availability is not expressly implied as a result of zoning.
3. Owner/Developer agrees any reference to pump station and force main on the concept plan shall not be binding upon Paulding County and shall not be deemed as an approved infrastructure concept.
4. Owner/Developer shall make a contribution of \$650/lot which equates to \$84,500 for 130 proposed lots. The contribution is for road improvements including the widening of Seven Hills Boulevard.
5. Owner/Developer shall comply with the conditions below, as required by the Georgia Regional Transportation Authority as specified in their Notice of Decision dated October 14, 2003.
  - Provide sidewalks along both sides of all internal roadways
  - Provide crosswalks at all internal intersections of internal residential roads and the main access drive
  - Provide an 8' multi-use trail along property frontage of Seven Hills Boulevard
6. Interparcel access to be provided to east property line, adjacent to parcel number 035.3.2.004.0000, at a location to be approved by PCDOT, unless determined not to be feasible by PCDOT.
7. Access to the development shall be determined during the plan review process.
8. Owner/Developer shall be responsible for incorporating horizontal traffic calming practices within the development, if required by PCDOT. All practices shall be approved by the



Paulding County Department of Transportation and designed in accordance with the Institute of Transportation Engineers (ITE) Manual for Traffic Calming.

**2021-04-Z:** Brian Stover made a motion to approve with four (4) stipulations with #1 amended to remove the words “undisturbed / planted” and add “to match County regulations and zoning” the application by **ELITE ENGINEERING**, requesting to rezone 45.97 acres from A-1 (Agricultural) District to R-2 (Suburban Residential) for the proposed development of a 48 lot single-family subdivision. Property is located in Land Lots 999, 1000, 1001, and 1016; District 3; Section 3; located on the east side of Cartersville Highway (SR 61) and south of Windmill Drive. POST 4. Seconded by Chuck Hart. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (5-0-1).

1. Owner/Developer agrees to a 25 ft. buffer to match County regulations and zonings along the perimeter of the property/development.
2. Owner/Developer shall coordinate with GDOT for all access improvements.
3. Access to the development shall be determined during the plan review process.
4. Owner/Developer shall be responsible for incorporating horizontal traffic calming practices. All practices shall be approved by the Paulding County Department of Transportation and designed in accordance with the Institute of Transportation Engineers (ITE) Manual for Traffic Calming.

**Zoning Ordinance 20-01, Text Amendment:** Brian Stover made a motion to approve the Paulding County Planning Commission and Board of Commissioners to consider a text amendment of the Paulding County Zoning Ordinance (2003-as amended). The amendment is in regards to Article VI, Section H, creating a provision for “Repeal of Reuse-related Zoning Stipulations”. Seconded by Sandy Kaecher. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover. (See Attachment “B”)

RECOMMENDATION FROM THE PLANNING COMMISSION: APPROVAL (5-0-1).

#### CONCLUSION OF REGULAR BUSINESS:

**Chairman Carmichael** asked the Board if they had any comments.

**Commissioner Hart** thanked all of the people who worked on the Job Classification and Compensation Plan for creating a pay scale comparable to the surrounding counties. He stated a quality of life issue was a lot closer to being resolved as a result.

**Chairman Carmichael** thanked those present and the citizens for being diligent during the Covid situation. He asked everyone to remain cautious.

**EXECUTIVE SESSION:** None

**PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:** None

**ADJOURNMENT:** Sandy Kaecher made a motion to adjourn, seconded by Brian Stover. Voting Yea: Chairman Carmichael, Post I Keith Dunn, Post II Sandy Kaecher, Post III Chuck Hart, Post IV Brian Stover.

  
Steven R. Grimsley, Deputy County Clerk

  
David L. Carmichael, Chairman